

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross). NOTE: This application is for RPD-5 (Residential Planned Development – 5 Units per Acre). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Revised Site Plan and Justification Letter
6. Backup referenced from 02-08-07 Planning Commission Meeting Item 8

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: Although the video shows COUNCILMAN REESE not voting, subsequent to the meeting he asked that an affirmative vote be shown.

Minutes:

CITY COUNCIL MEETING OF: March 7, 2007

MAYOR GOODMAN declared the Public Hearing open for Items 119 and 120.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The seven-acre site is located in the northwest. The entire area is master planned for low density. Originally the application was for an R-PD8, but was reduced to R-PD5. The 40-lot development has a density of 5.49 units. The applicant has agreed to a number of conditions, in particular to mitigate concerns from the residents to the south. She read the conditions that were added at the Planning Commission meeting.

COUNCILMAN ROSS verified with ATTORNEY ALLEN that Lots 1 and 2 will be single story. He stressed how important this particular area is to ranchers. The disclosure to homebuyers is important because this is an equestrian area and they want to continue that lifestyle. He also indicated that COMMISSIONER DUNNAMS' concerns about the open space have been addressed.

BRENT CONRAD, 5336 Elkhorn Road, stated that ATTORNEY ALLEN worked well with the residents. His only concern is Lot 21 is still a two-story; it looks directly into an existing backyard with a pool. COUNCILMAN ROSS pointed out that matching existing density was a challenge.

COUNCILMAN ROSS commented that the play area has been addressed. The eight-foot wall around the perimeter is very important. Discussion was held about a crash gate, but in talking with Public Works staff, COUNCILMAN ROSS is concerned about delivery trucks safely backing out of the neighborhood. He directed ATTORNEY ALLEN to work with Public Works to mitigate that safety issue.

MARGO WHEELER, Director of Planning and Development Department, read amendments to Conditions 3, 15 and 16 of Item 120.

COUNCILMAN ROSS asked ATTORNEY ALLEN if a one-story home will work on Lot 21. ATTORNEY ALLEN replied that the one-story will not fit on the lot because of the width of the lot, which is why the open space was created on the northwest corner. Therefore, it was decided to have a two-story unit on Lot 21.

MAYOR GOODMAN declared the Public Hearing closed for Items 119 and 120.